

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/62 WIDFORD STREET GLENROY VIC 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3/33 GLADSTONE PARADE GLENROY VIC 3046	\$645,000	16-Apr-25
2/74 BELAIR AVENUE GLENROY VIC 3046	\$650,000	14-Jan-25
118 WIDFORD STREET GLENROY VIC 3046	\$650,000	03-May-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 06 May 2025



**3/33 GLADSTONE PARADE
GLENROY VIC 3046**

 3  1  1

Sold Price

^{RS}

\$645,000

Sold Date

16-Apr-25

Distance

1.41km



**2/74 BELAIR AVENUE GLENROY
VIC 3046**

 3  1  1

Sold Price

\$650,000

Sold Date

14-Jan-25

Distance

1.31km



**118 WIDFORD STREET GLENROY
VIC 3046**

 3  1  2

Sold Price

^{RS}

\$650,000

Sold Date

03-May-25

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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